COUNTY OF WELLINGTON PLANNING AND LAND DIVISION COMMITTEE
Wellington County Administration Centre
Room 3A, Keith Committee Room
74 Woolwich Street, Guelph, Ontario N1H 3T9

COMMITTEE MEMBERS: Warden – George Bridge; Councilor – Andrew Lennox Chairman, Councilors - Shawn Watters, Don McKay, Allan Alls

SECRETARY-TREASURER: Deborah Turchet

Meeting Held - Thursday, July 23, 2015, Keith Committee Room 3A.

Chairman Andrew Lennox called the meeting to order for Land Division proceedings at 9:00 a.m. Warden George Bridge was absent, all other Planning and Land Division Members were in attendance. Also in attendance were County Planners Linda Redmond and Jameson Pickard. The proceedings were recorded by the Secretary-Treasurer of Land Division.

DISCLOSURES OF PECUNIARY INTEREST

None

APPROVAL OF MINUTES

Moved by Councilor Shawn Watters Seconded by Councilor Allan Alls

THAT the minutes of the regular meeting of June 11, 2015 be approved as circulated.

Carried.

BUSINESS ARISING FROM MINUTES

None

CONSIDERATION OF APPLICATIONS

Files Expedited: B38/15, B39/15; B40/15; B41/15; B42/15; B43/15; B44/15; B45/15; B46/15; B47/15; B48/15 and B51/15.

Moved by Warden Bridge Seconded by Councilor Shawn Watters

THAT expedited files B38/15; B39/15; B40/15; B41/15; B42/15; B43/15; B44/15; B45/15; B46/15; B47/15; B48/15 and B51/15 be granted.

Carried

Provisional Consents Granted: B37/15; B38/15; B39/15; B40/15; B41/15; B42/15; B43/15; B44/15; B45/15; B46/15; B47/15; B48/15; B50/15; B51/15; B52/15; B53/15; B54/15; B73/14 and B95/14

Applications Deferred:

B49/15 – Ervin & Margit Laszlo – Part Lot 18, Concession 11, Township of Puslinch

Appearing Before the Committee: Ervin Laszlo – owner; Jeff Buisman – agent; Laura Black – solicitor; Linda Redmond – P&D Staff

Public Hearing Notes: Land Division Committee considered aerial views and pictures of the site and written reports; L. Redmond – identified concerns – recommend deferral; total severed in greenlands – forested; residential severance not allowed in greenlands unless determined not an issue; EIS – then Secondary Agricultural policies apply; this is reason for recommendation for deferral; J. Buisman – aware of deferral – options – tree preservation conservation – extend depth of severed; compensation plant more trees; different location of severed – then MDS in area; prefer as presented and would need EIS with tree preservation plan; deferral preferred;

Moved by Councilor Shawn Watters Seconded by Councilor Don McKay

THAT application B49/15 be deferred – an Environmental Impact Assessment (EIS) which focuses on a tree saving and compensation plan is submitted to the satisfaction of the County of Wellington Planning and Development Department.

Carried.

NEXT REGULAR MEETING

- will be convened on Thursday, September 10, 2015 @ 9:00 a.m. - Keith Committee Room 3A.

There being no further business, Chairman Andrew Lennox concluded Land Division proceedings at 10:31 a.m.

SECRETARY-TREASURER

CHAIRMAN

LAND DIVISION COMMITTEE – THURSDAY JULY 23, 2015

File No.	*NAME*	*MUNICIPALITY*	*SEVERED PARCEL*	*RETAINED PARCEL*	*TIME*
B37/15	Frank Maas & Catherine Higdon	**WELLINGTON NORTH (Mt Forest)** Pt Lot 11, w/s Normanby St.	LLA - 15.2m x 15m = 228 sm w/ no fr, vacant land to be added to apartment building for parking– Frank Maas	57.1m fr x 15m = 857 s m, vacant land for proposed urban residential use	GRANTED
B38/15	Simeon Bauman	**MAPLETON TOWNSHIP (Peel)** Part Lot 18, Concession 1	EASE - to secure a right of access and use to a fire reservoir to benefit Pts 2, 3 & 4 on 61R10583–Trialside Products Inc.		GRANTED
B39/15	J.D.T. Farms Inc.	**MAPLETON TOWNSHIP (Peel)** Part Lots 12 & 13, Concession A	2.98 ha w/ 176.6m fr, exist & prop rural res use w/ exist house & 2 driving sheds.	38 hectares with 547m frontage, existing and proposed agricultural use.	GRANTED
B40/15	Vera Martin	**MAPLETON (Maryborough)** Part Lots 10 & 11, Concession 14	LLA - 463 sm w/ 36m fr, existing driveway entrance to added to abutting parcel – Denco Storage Sheds Inc.	50 hectares with 70m frontage, existing and proposed agricultural use.	GRANTED
B41/15	Paul Jessop & Kim Collins-Jessop	**TOWN OF ERIN** Part Lot 30, Concession 1	LLA - 12.9 ha w/ no fr, agri parcel to be added to agri parcel – Leigh Ann Moffat	3.6 ha w/ 91.23m fr, exist & prop rural res use w/ dwelling, workshop & shed.	GRANTED
B42/15	8409137 Canada Inc.	**TOWN OF MINTO (Palmerston)** Pt Lts 21 & 22, Lots 70-74, Conc 1	1608 sm w/ 38.4m fr on Norman & 46m fr on Inkerman exist & prop urban res & comm use w/ house & comm building.	2804 sm w/ 61.95m fr, existing and proposed comm use with existing multi-level building and a storage building.	GRANTED
B43/15	Allison & Charles Booth	**CENTRE WELLINGTON (Fergus)** Lots I & K, Part Lot L, south of the river, Reg Plan55	6278 sf w/ 64' fr, existing and proposed urban residential use with existing frame garage. Together with a hydro easement	16,914 sf w/ 133.2' fr on Gowrie St. and 146' fr on Queen St., existing and prop urban res use w/ house and garage	GRANTED
B44/15	Reid's Heritage Homes Ltd.	**TOWNSHIP OF PUSLINCH** Part Lots 11 & 12, Concession 2	4.7 ha w/ 55m fr, exist & prop rural res use w/ dwelling & accessory building	36.3 ha w/ 236m fr, exist & prop office & airstrip w/ office, hanger, cabin & 3 storage buildings	GRANTED
B45/15	Reid's Heritage Homes Ltd.	**TOWNSHIP OF PUSLINCH** Part Lot 13, Concession 2	32.9 hectares with 25m frontage, existing and proposed woodlot.	36.3 ha w/ 236m fr, exist & prop office & airstrip w/ office, hanger, cabin & 3 storage buildings	GRANTED
B46/15	Howard Southwood	**CENTRE WELLINGTON (Elora)** Part Lot 2, Lot 3, Reg Plan 181	14.6m fr x 39.7m = 580 s m, vacant land for proposed urban residential use.	16m fr x 39.5m = 630 sm, exist & prop urban res use w/ dwelling and garage	GRANTED
B47/15	Michael & Carol Watson	**TOWNSHIP OF PUSLINCH** Part Lot 10, Concession 4	66m fr x 121m = 0.8 hectares, existing bush for proposed rural residential use.	16 ha w/ 301m fr on SR 10 & 85m fr on Conc 4, exist & prop rural res & agri use with existing dwelling and barn/shed	GRANTED
B48/15	John & Anne Sepulis	**TOWNSHIP OF PUSLINCH** Part Lot 20, Concession 3	65m fr x 63m = 0.4 hectares, vacant land for proposed rural residential use	3.3 ha w/ 173m fr on SR 20 N & 113m fr on WR #34, existing and proposed rural residential use with existing dwelling	GRANTED

B49/15	Ervin & Margit Laszlo	**TOWNSHIP OF PUSLINCH** Part Lot 18, Concession 11	65m fr x 75m = 0.5 hectares, vacant land for proposed rural residential use.	9.2 ha w/ 410m fr & 139m fr, exist & prop rural res & agri use	DEFERRED
B50/15	Andrew & Laurie Hummel	**WELLINGTON NORTH(Mt. Forest)** Part Park Lot 5, South of Clyde	31.5m fr x 128.9m = 0.41 ha, existing & prop urban res use with existing dwelling.	1.17 ha w/ 35.3m fr & 100.6m fr, vacant land for proposed urban residential use.	GRANTED
B51/15	Fernando Chaves	**TOWNSHIP OF PUSLINCH** Part Lot 1, Concession 3	50m fr x 168m = 0.8 ha, existing agricultural use for prop rural res use.	35 ha w/ 327m frontage, existing and proposed agri use with existing barn	GRANTED
B52/15	Edward Peavoy & Bonnie Kirkwood-Peavoy	**TOWN OF ERIN** Part Lot 27, Concession 8	60m fr x 135m = 0.8 hectares, vacant land for proposed rural residential use.	19 hectares with 227m frontage, existing and proposed agricultural use	GRANTED
B53/15	Carol-Joy Slack	**TOWN OF ERIN** Part Lots 25 & 26, Concession 11	100m fr x 127m = 1.2 hectares, vacant land for proposed rural residential use.	48.4 ha w/ 113m fr, exist & prop agri & rural res use w/ house, garage and shop	GRANTED
B54/15	Carol-Joy Slack	**TOWN OF ERIN** Part Lots 25 & 26, Concession 11	47 ha w/ no fr, exist & prop agri use to be added to abutting agri and residential parcel – Junior Mine Services Ltd	113m fr x 127m = 1.4 hectares, existing and proposed rural residential use with existing house, garage & workshop.	GRANTED
B73/14	UAJV Developments Inc. **revised sketch	**TOWN OF ERIN** Part Lot 28, Concession 9	3.214 hectares with 92.7m frontage, vacant land for proposed rural res use.	42.5 hectares with 297m frontage existing and proposed gravel pit.	GRANTED
B95/14	UAJV Developments Inc. **revised sketch	**TOWN OF ERIN** Part Lots 27 & 28, Concession 9	3.214 hectares with 97m frontage, vacant land for proposed rural res use.	42.5 hectares with 297m frontage existing and proposed gravel pit.	GRANTED